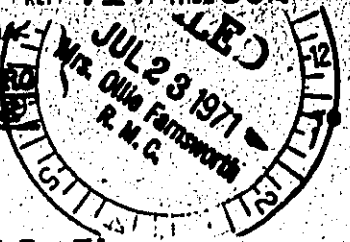


REM 717 PAGE 802

BOOK 1199 PAGE 651

STATE OF SOUTH CAROLINA
COUNTY OF SPARTANBURG
AND GREENVILLE



MORTGAGE OF REAL ESTATE

ALL WHOM THESE PRESENTS MAY CONCERN:

RECORDED

1971 JUN 22 AM 8:50

R.M.C.
SPARTANBURG, S.C.

WHEREAS, I, W.R. Hipp

(hereinafter referred to as Mortgagor) is well and truly indebted unto B.P. Edwards

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

Two thousand one hundred and no/100- - - - - Dollars (\$2,100.00) due and payable to be paid \$35.00 per month until principal and interest are paid in full-

with interest thereon from date at the rate of eight per centum per annum, to be paid: annually from date

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Spartanburg, in the City of Greer, on the east side of North Line Street, and being shown and designated as Lot No.1 on a survey entitled Property of Charlie Littlefield Estate, dated September 1, 1970, by John A. Simmons, Registered Surveyor, which plat is to be recorded herewith, and having according to said plat, the following metes and bounds, to-wit:

BEGINNING at an iron pin on the east side of North Line Street, joint corner with Lot No.2 and running thence S.72-06 E. 247.4 feet to an old iron pin; thence N.15-54 E.76 feet to an iron pin; thence N.74-29 W.260.5 feet to an iron pin on the east side of North Line Street; thence along and with North Line Street, S. 4-25 W. 67 feet to the point of beginning.

Reference is hereby made to said plat for a more complete and accurate description.

ALSO: All that piece, parcel or lot of land lying, being and situate in the County of Greenville and State of South Carolina, in the City of Greer on the West side of Spring Street and having the following metes and bounds to-wit:

BEGINNING on the West side of Spring Street and fronting thereon fifty feet, running back on the north side 107.5 feet to the land of Edwards, and being fifty (50) feet wide in the rear, and running back to Spring Street on the south side 110.7 feet and bounded by the said Spring Street, Griffith on the North, Edwards on the West and Copeland on the South. Said lot being designated as No. (57).

Together with all and singular rights, members, hereditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.